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*Attorneys for Plaintiff/Counter-Defendant HSBC
Bank USA, National Association, as Trustee*

**UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA**

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
PEOPLE'S CHOICE HOME LOAN
SECURITIES CORP., PEOPLE'S
CHOICE HOME LOAN SECURITIES
TRUST SERIES 2005-1, MORTGAGE-
BACKED NOTES, SERIES 2005-1,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1 LLC, a
Nevada limited liability company;
BELCREST HOMEOWNERS
ASSOCIATION, a Nevada non-profit
corporation.

Defendant.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter/Cross-claimant,

vs.

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
PEOPLE'S CHOICE HOME LOAN
SECURITIES CORP., PEOPLE'S
CHOICE HOME LOAN SECURITIES
TRUST SERIES 2005-1, MORTGAGE-
BACKED NOTES, SERIES 2005-1; AND
MARILU AGUILERA, an individual,

Counter/Cross-defendants.

Case No. 2:16-cv-02762-RFB-NJK

**STIPULATION AND ORDER
TO 1) DISMISS WITH
PREJUDICE CLAIMS
BETWEEN
PLAINTIFF/COUNTER-
DEFENDANT HSBC BANK
USA, NATIONAL
ASSOCIATION, BELCREST
HOMEOWNERS
ASSOCIATION AND
DEFENDANT/COUNTER-
CLAIMANT SFR
INVESTMENTS POOL 1, LLC;
AND 2) LIFT STAY**

Pursuant to Local Rules LR IA 6-1 and LR 26-4, Plaintiff/Counter-defendant HSBC Bank USA, National Association, as Trustee for People's Choice Home Loan Securities Corp., People's Choice Home Loan Securities Trust Series 2005-1, Mortgage-Backed Notes, Series 2005-1 ("Trustee"), Defendant/Counterclaimant SFR Investment Pools 1, LLC ("SFR"), and Defendant Belcrest Homeowners Association (the "Association") (collectively, the "Parties") hereby stipulate as follows:

1. This action concerns title to real property commonly known as 5880 Sakhalin Avenue, Las Vegas, Nevada ("Property") following a homeowner's association foreclosure sale conducted on July 12, 2013, with respect to the Property.

2. As it relates to the Parties, a dispute arose regarding that certain Deed of Trust recorded against the Property in the Official Records of Clark County, Nevada as Instrument Number 20041124-0003185 ("Deed of Trust"), and in particular, whether the Deed of Trust continues to encumber the Property.

3. The Parties to this Stipulation have settled and agreed to release their respective claims, and further agreed that the claims between them, including the Complaint and Counterclaim, shall be DISMISSED with prejudice;

4. This Stipulation in no way affects SFR's cross-claim against Marilu Aguilera;

5. The Parties further stipulate and agree that the \$500 in security costs posted by the Trustee on January 12, 2017 pursuant to this Court's Order [ECF No. 11] shall be discharged and released to the Ballard Spahr LLP Trust Account;

6. The Parties further stipulate and agree that the Lis Pendens recorded against the Property in the Official Records of Clark County, Nevada, as Instruments Number 2017013-00000119 be, and the same hereby is, EXPUNGED.

7. The Parties further stipulate and agree that a copy of this Stipulation and Order may be recorded with the Clark County Recorder;

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8. The Parties further agree to lift the stay entered July 13, 2018 [ECF No. 82];

9. This case shall remain open until such time as SFR resolves its pending cross-claim against Marilu Aguilera; and

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10. Each party in this case number 2:16-cv-02762-RFB-NJK shall bear its own attorneys' fees and costs.

Dated: December 11, 2018

BALLARD SPAHR LLP

KIM GILBERT EBRON

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Attorney for Defendant Belcrest Homeowners Association

IT IS SO ORDERED.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

DATED this 12th day of December, 2018.